

FEATURES & UPGRADES



71 ECHO DR



CANAL DISTRICT



MARLAND TEAM | ROB MARLAND - BROKER OF RECORD

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2025 Property Tax Amount: \$8,932

Inclusions: Dishwasher, Washer, Dryer, Refrigerator, Stove, Wine Fridge, Microwave, All Window Coverings, Wall Unit/Book Shelf in first floor den, Hot Water Tank

Exclusions: Island Pendants and Dining Room Light Fixtures

Approx Monthly Utility Amounts:

Hydro: \$132/M | Enbridge: \$71/M Water&Sewer: \$90/M Association Fee: \$250/M (includes landscaping maintenance, snow removal, common element maintenance)

PROPERTY INFO:

- **2016** - New interior doors; new interior trim; complete house interior painting; new upper roof deck, substrate pressure treated, Trex decking; new rooftop deck awning; two privacy side screens; new metal upper deck railing; new Trex decking on rear kitchen deck; new epoxy paint on garage floor; new concrete garage steps; new hose bibs
- **2017** - New hardwood flooring throughout; built half wall on 3rd floor and removed railing; all new exterior door hardware; new carpet runner on stairs; new kitchen hood range; new ceramic backsplash tile in kitchen; new 1st floor powder room ceramic tile; new drapes, new exterior doors and windows; new interior & garage steel railings
- **2019** - New garage door
- **2024** - Widen parking in front of garage; Brownstones parking and curb replaced
- **2025** - New roofing (except below front upper deck); new furnace; new steel interior railings

